P.C. Agenda: 1-22-14 Item No. 2.a.

Deferred from 12/4/13

Kelly, Patrick Remove from 1/22/14 P.C. Agenda for renotice

From:

Kelly, Patrick

Sent:

Monday, January 06, 2014 9:09 AM

To:

'Phillip Moss'

Subject: RE: Mckee Road

Philip -

Since we do not have a specific date targeted at this time, we will not continue to a specific date, but re-notice when we have a specific date.

Patrick Kelly AICP

Contract Planner (408) 535-7858

From: Phillip Moss [mailto:PMoss@vmarch.com]

Sent: Friday, January 03, 2014 9:05 AM

To: Kelly, Patrick

Cc: Vish Agarwal; Hugh Murphy

Subject: Mckee Road

Patrick,

We will need to request a continuance for the January Planning Commission Meeting. Vish Agalwal is out of the country because of a family emergency. We would like to be on the agenda in February meeting.

Thank you,

Phillip Moss, NCARB

Senior Architect

Certified Green Building Adviser

VMI Architecture, Inc.

A Bay Area Green Business

637 5th Avenue

San Rafael, CA 94901

(415) 451-2500 ext. 14

(415) 451-2595 fax

www.vmarch.com



Please consider the environment before printing this email

STAFF REPORT PLANNING COMMISSION

FILE NO.: CP13-033 Submitted: 5/28/2013

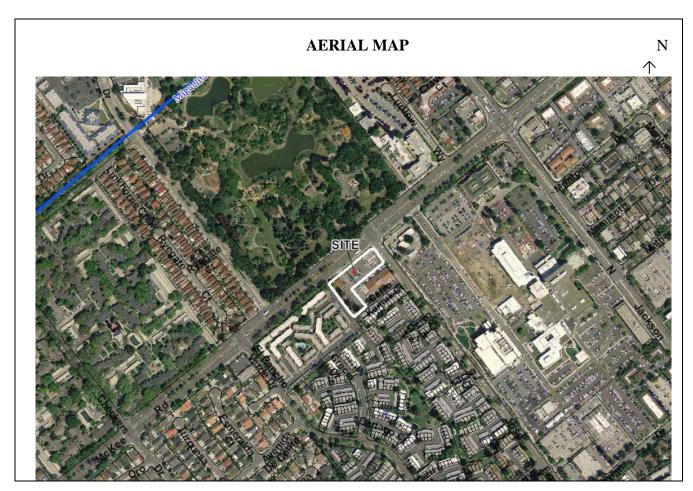
PROJECT DESCRIPTION:

Conditional Use Permit to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site.

Existing Zoning	CN - Neighborhood Commercial
General Plan	Neighborhood/Community
	Commercial
Council District	5
Annexation Date	McKee No. 1-B, 9/21/1956
Historic Resource	No
Specific Plan	No

<u>LOCATION</u>: Southwest corner of McKee Road and Jose Figueres Avenue

(2122 McKee Road)





File No. CP13-033 Page 3 of 6

RECOMMENDATION

Planning staff recommends that the Planning Commission <u>deny</u> the proposed Conditional Use Permit request to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site, for the following reasons:

- 1. Although the project conforms to the Envision 2040 General Plan Land Use/ Transportation Diagram designation of Neighborhod/ Community Commercial, the project does not conform to Vibrant Neighborhood Policy VN-1.11.
- 2. The proposal does not comply with all applicable provisions of the Zoning Ordinance. The proposal is inconsistent with the required Conditional Use Permit findings per Section 20.100.720 of the Title 20 of the San Jose Municipal Code, specifically:
 - a. The proposed drive-through use does not comply with Council Policy 6-10, Criteria for the Review of Drive-Through Uses, as discussed in more detail below. The criteria are intended to avoid detrimental effects to public health, safety or general welfare.
- 3. The proposal is inconsistent with Council Policy 6-10, Criteria for the Review of Drive-Through Uses, as follows:
 - a. Drive-through uses shall be located 200 feet or more from immediately adjacent or directly opposite residentially used, zoned or General Planned properties. The proposed drive through is located within 122 feet of an adjacent, residentially zoned and developed property to the west.
 - b. Drive-through lanes for restaurants shall accommodate a minimum of 8 cars, with an overflow capacity of 50 percent. The proposed project includes capacity for 8 cars, but with no overflow capacity.

BACKGROUND

On May 28, 2013, Vish Agarwall, owner, filed an application for a Conditional Use Permit (CUP) to demolish an existing building and allow construction of two new buildings, including a new 1,652 square foot restaurant with drive-through use and a new 2,620 square foot retail building on the subject site. The site is located within the CN Commercial Neighborhood Zoning District. A Conditional Use Permit is required for a drive-through use in conjunction with any use in the CN Zoning District.

PROJECT DESCRIPTION

The subject site is bounded by apartments to the west; by apartments and a medical office building to the south; by medical office uses (Regional Medical Center) across Jose Figueres Avenue to the east; and by a public park (Overfelt Gardens) to the north across McKee Road. An existing fast food restaurant to be demolished occupies the northwest corner of the site. This restaurant includes a drive-through that was established without permits, and currently operates without permits. An existing full-service restaurant is also located at the site, at the northeast corner, adjacent the

File No. CP13-033 Page 4 of 6

intersection of McKee Road and Jose Figueres Avenue. Access to the site is provided by two driveways off McKee Road, as well as a shared parking aisle driveway off Jose Figueres Avenue that also serves the existing medical building on a separate property to the south.

1. **Drive-Through Restaurant.** The proposed drive-through restaurant would be situated on the project site between the proposed new retail building to the west and the existing full service restaurant to the east. The building would be set back 27 feet from McKee Road, separated by a 15 foot landscaped area and a proposed 12 foot wide drive-through lane. The building would be 22 feet tall, 67 feet long and 30 feet deep. Exterior materials include plaster walls with metal slat wall accent panels and stackstone trim.

The main pedestrian entrance to the restaurant would be on the south side of the building, facing the parking lot. Vehicles would enter the drive-through lane just south of the building, and place their order at the menu board, shown on the site plan on the left side of car position number four. After ordering, drivers proceed to the pick-up window on the north side of the building, facing McKee Road. The restaurant would be open from 6:00 a.m. until 12:00 midnight.

- 2. **Retail Building.** The proposed retail building would be located at the west corner of the site, in the location of the existing fast food restaurant to be demolished. The building would be oriented to the east, perpendicular to McKee Road, and facing the proposed drive-through restaurant. A front setback of 15 feet is proposed. No setback is proposed along the rear of the building, which would abut the residential property to the west, along a row of carports associated with the existing apartment buildings. The building would be located approximately 75 feet east from the closest apartment buildings on the residential property. The building would be 82 feet long (facing the parking lot), 32 feet wide (facing McKee Road), and would be 20 feet tall. The architectural design is similar to that of the proposed drive-through restaurant.
- 3. **Site.** As discussed above, the project site is accessed by two driveways along McKee Road, and by a shared driveway along Jose Figueres Avenue. All required parking for the proposed drive-through restaurant, retail building and existing full-service restaurant is provided on the project site. Parking for the existing medical office on the abutting site sharing the project site driveway will remain. A cross-access agreement is currently recorded on both properties, and would remain in place with the project.

ANALYSIS

As stated above, a Conditional Use Permit (CUP) would be required to operate a drive-through restaurant on the project site. The key issues analyzed for this CUP request include the following: 1) the Envision San José 2040 General Plan; 2) the Zoning Ordinance findings for the granting of a Conditional Use Permit; 3) Council Policy 6-10, Criteria for the Review of Drive-Through Uses; and 4) the California Environmental Quality Act (CEQA).

General Plan Conformance

The site is designated Neighborhood/ Community Commercial on the Envision San José 2040 General Plan Land Use/ Transportation Diagram. The proposed use is partially consistent with this designation in that it involves commercial uses that can promote economic activity and serve the population of the communities in the neighborhood. However, the General Plan discourages uses which may be incompatible with adjacent residential development, per the following policy:

File No. CP13-033 Page 5 of 6

VN-1.11. Protect residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.

Consistency Analysis. Drive-through uses within 200 feet of abutting residential properties have been deemed inappropriate due to their attendant noise and activity impacts. These impacts typically include noise and emissions from extended engine idling and operation, speaker box noise from the order board, and vehicle emissions. The project would therefore be inconsistent with Policy VN-1.11 of the General Plan.

Zoning Ordinance Conformance

To approve a Conditional Use Permit the Planning Commission must make certain findings including that the proposed use will not adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, and that the proposed site is adequate in size and shape to accommodate parking and loading facilities required in order to integrate the use with the uses in the surrounding areas.

Analysis of Required Findings. The proposed drive-through use would be inconsistent with Council Policy 6-10, Criteria for the Review of Drive-Through Uses, in that the use would be located within 200 feet of a residentially-zoned and occupied site. As discussed above, drive-through uses are considered inappropriate within this distance due to their attendant noise and activity impacts. The project would therefore adversely affect the peace, health, safety and welfare of persons residing in the area.

Further, the project does not include adequate drive-through lane stacking (12 spaces required, 8 provided.) As a result, overflow vehicles will block access to required parking stalls adjacent to the drive-through entrance, which cannot be located elsewhere on the site. The proposed site is therefore not adequate in size and shape to accommodate the required development features of the project. Based on the above analysis, staff concludes that the findings necessary to approve the Conditional Use Permit cannot be made.

Council Policy 6-10, Criteria for the Review of Drive-Through Uses

As discussed above, the project is inconsistent with this Council policy, in that the drive-through use is within 200 feet of a residentially-zoned and occupied property, and adequate drive-through lane vehicle stacking is not provided.

Environmental Review (CEQA)

Under the provisions of Section 15332 (a) (In-Fill Development Projects) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. This proposal includes redevelopment of the site with two new buildings on a site of five acres or less.

CONCLUSION

Based on the above analysis, staff recommends that the Planning Commission <u>deny</u> this request because the project is inconsistent with the General Plan and Vibrant Neighborhood Policy VN-1.11; all of the required findings for the issuance of a Conditional Use Permit for the drive-through use cannot be made; and the project is inconsistent with Council Policy 6-10, Criteria for the Review of Drive-Through Uses.

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission hearing. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposal. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Patrick Kelly, AICP Approved by:

Owner/Applicant	Attachments:	
Owner and Applicant: Vish Agarwal 3035 Waverly Street Palo Alto, CA. 94306	Draft Resolution Project Plans	

RESOLUTION NO.

A Resolution of the Planning Commission of the City of San José denying a Conditional Use Permit to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site.

FILE NO. CP13-033

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on May 28, 2013, an application (File No. CP13-033) was filed for a Conditional Use Permit to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on a 1.13 gross acre site (hereinafter referred to as "subject property"), situated in the CN Commercial Neighborhood Zoning District, located on the southwest corner of McKee Road and Jose Figueres Avenue (2122 McKee Road); and

WHEREAS, the subject property is all that real property described in <u>Exhibit "A,"</u> which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Planning Commission conducted a hearing on said application on December 4, 2013, notice of which was duly given; and

WHEREAS, at said hearing, the Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing this Planning Commission received in evidence a development plan for the subject property entitled, "New Restaurant and Retail" dated October 31, 2013, and said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San Jose Municipal Code and the rules of this Planning Commission;

P.C. Agenda: 12-4-13 Item No. 4.c.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSE AS FOLLOWS:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

- 1. The 1.13 gross acre subject site is located on the southwest corner of McKee Road and Jose Figueres Avenue (2122 McKee Road);
- 2. The subject site has a designation of Neighborhood/ Community Commercial on the Envision San José 2040 General Plan Land Use/Transportation Diagram.
- 3. The subject site is located within the CN Commercial Neighborhood Zoning District.
- 4. This Conditional Use Permit request is to demolish an existing building and allow construction of two new buildings: 1) a new 1,652 square foot restaurant with drive-through use and 2) a new 2,620 square foot retail building on the subject site.
- 5. The subject site is bounded by apartments to the west; by apartments and a medical office building to the south; by a commercial office across Jose Figueres Avenue to the east; and by a public park (Overfelt Gardens) to the north across McKee Road.
- 6. The subject site was annexed to the City of San Jose on September 21, 1956 (City Annexation McKee No. 1-B.)
- 7. The subject use <u>is</u> located within 200 feet of a residentially zoned property.
- 8. The closest residential parcel to subject drive-through use is 122 feet to the west.
- 9. The subject site has adequate parking for the proposed use.
- 10. On-site signage was posted at the project site.
- 11. Under the provisions of Section 15332(a), In-Fill Development Projects, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project has been found to be exempt from environmental review.

The Planning Commission finds, based on the analysis of the above facts in regard to Council Policy 6-10, Criteria for the Review of Drive-Through Uses:

1. That the drive-through use is inconsistent with Council Policy 6-10, as the use is within 200 feet of a residentially-zoned and occupied property, and adequate drive-through lane vehicle stacking is not provided.

Further, based on an analysis of the above facts and findings, the Planning Commission concludes and finds that:

- 1. The proposed project is consistent with the adopted Envision San José 2040 General Plan Land Use/ Transportation Diagram designation of Neighborhood/ Community Commercial; however the project does not conform with Vibrant Neighborhoods Policy VN-1.11.
- 2. The proposed project does not comply with all applicable provisions of the Zoning Ordinance.
- 3. The proposed project does not comply with City Council Policy 6-10, Criteria for the Review of Drive-Through Uses.
- 4. The proposed project is in compliance with the California Environmental Quality Act.

Finally, based upon the above-stated findings, the Planning Commission finds that:

- 1. The proposed uses at the location requested will:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
- 2. The proposed site is <u>not</u> adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; and
- 3. The proposed site is adequately served:

Planning Commission Secretary

- a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
- b. By other public or private service for facilities as are requested.

DENIED this 4th day of December 2013, by the following vote:

Based on all of the above findings for the Conditional Use Permit application, this proposal for a drive-through use is hereby denied.

AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
	NORMAN KLINE Chairperson	
ATTEST:		
JOSEPH HORWEDEL		
Director of Planning Building & Code Enforcement	ent	

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

NEW RESTAURANT AND **RETAIL**

DATE	FILE NUMBER	APPLICATION TYPE	DEPARTMENT	STATUS
1972	1972-07-3659 BO	PERMIT	BUILDING	CLOSED
1972	1972-07-073652 DB	PERMIT	BUILDING	FINALED
1972	1972-099036_BD	PERMIT	BUILDING	CLOSED
1976	1978-050493_ED	PERMIT	BUILDING	CLOSED
1982	1982 002741 BD	PERMIT	BUILDING	CLOSED
1994	1994_045102_CI	COMMERCIAL - REPOOF	BUILDING	FINALED
2004	2004 123389 CI	COMMERCIAL - WATER HEATER	BUILDING	FINALED
2005	2005-004325 CI	COMMERCIAL - CLEANOUT	BUILDING	FINALED
2007	2007-024024_CI	COMMERCIAL - BUILDING	BUILDING	EXPIRED
2009	2009-008800_FE	FIRE ENGINEERING	FIRE	EXPIRED
2010	2010-003732 FE	FIRE ENGINEERING	FIRE	READY TO ISSUE
1980	P050-047	PLANNING PO PERMIT	PLANNING	APPROVED
2002	PDE02-282	PLANNING PRELIM.	PLANNING	COMPLETE
2003	PDC03-023	PLANNING PD ZONING	PLANNING	WITHDRAW
2003	CO3-048	PLANNING REZONE	PLANNING	DENIED
2004	SPO4-010	PLANNING SPECIAL USE PERMIT	PLANNING	WITHDRAWN
2010	AP10-008	PLANNING ADMINISTRATIVE PERMIT	PLANNING	APPROVED
2012	PRE12-057	PLANNING PRELIM, ENHANCED BASIC	PLANNING	COMPLETE
2012	PRE12-128	PLANNING PRELIM, BASIC	PLANNING	COMPLETE

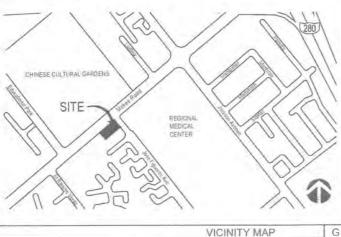
PRIOR DEVELOPMENT PERMITS

DEMOLISH EXISTING TACO BELL RESTAURANT WITH DRIVE-THRU LANE AND INDOOR DINING. DEMOLISH EXISTIN EXTERIOR TRASH ENCLOSURE. RETAIN AND PROTECT EXISTING MATURE TREES AT FRONT AND REAR OF SITE.

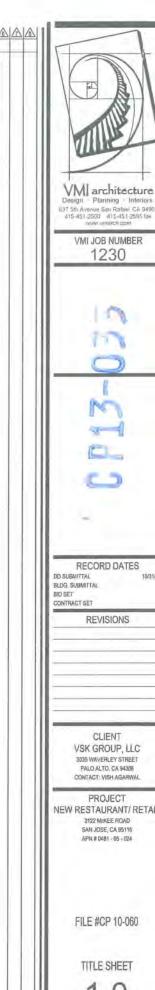
CONSTRUCT NEW 1,882 SQUARE FOOT RESTAURANT WITH DRIVE-THRU LANE AND INDOOR DINING. CONSTRUCT NEW EXTERIOR TRASH ENCLOSURE. REPLACE IMMEDIATE PAYING AROUND BUILDING, AND AT THE EXISTING DRIVE THRU LANE. MAJORITY OF (E) PARKING LOT SHALL BE RETAINED WHERE POSSIBLE AND USED IN THE NEW CONSTRUCTION. (E) PARKING LOT SHALL BE RE-STRIPED AS INDICATED.

CONSTRUCT NEW 2:620 SQUARE FOOT RETAIL BUILDING. CONSTRUCT NEW EXTERIOR TRASH ENCLOSURE REPLACE IMMEDIATE PAVING AROUND BUILDING

SCOPE OF WORK



BUILDING CODES: 2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA MECHANICAL CODI		PLANNING SHEETS 1.0 TITLE SMEET 2.0 SITE PLAN
2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA GREEN BUILDING (2012 CALIFORNIA BUILDING ENERGY	CODE	3.0 GRADING AND DRAINAGE PLAN 3.0 STORM WATER PLAN 3.0 STORM WATER DETAILS
		3.1 ENLARGED GRADING PLAN 1.2 STORM WATER PLAN
BUILDING AREA: 2,002 SQUARE FEET RESTAURANT AND CONSTRUCTION TYPE: VB NON-SPRINKLERED	NU Z,620 SQUARE FDOT RETAIL	4.0 EXTERIOR ELEVATIONS 4.1 EXTERIOR ELEVATIONS
OUTSTITUTE TO THE TRANSPORTED		5.0 FLOOR PLAN, ROOF PLAN AND SECTION - RESTAURAL 5.1 FLOOR PLAN, ROOF PLAN AND SECTION - COMMERCI DUNTING PLAN
OCCUPANGY: A2 SEATING: 38 PERSONS		5.1 LANDSCAPE DETAILS 7.0 SITE DETAILS
	D COMMERCIAL DISTRICT	
		=1
PERMIT(S): CONDITIONAL USE PERMIT SITE DEVELOPMENT PERMIT		
		=
	PROJECT SUMMARY	В
OWNER	CLIENT	=1
VSK GROUP LLC 3033 Waverley Street	TACO BELL CORP. 1 Glen Bell Way, MD 534	
Palo Allo, CA 94306 CONTACT: VISH ARGAWAL	Irvina, CA 92616 CONTACT; Steve Pulcheon	
PHONE, (209) 521-0615	PHONE: (949) 853-3884 LANDSCAPE ARCHITECT	
ARCHITECT VMI ARCHITECTURE	MORTON LANDSCAPING 37357 Niles Bivd	
637 5th Speel San Rafael, CA 94901 CONTACT: Philip Moss	Friemon, CA 94536 CONTACT: Kirk Morton	
PHONE: (415) 451-2500	PHONE: (510) 792-9193	
	CIVIL ENGINEER SKW & ASSOCIATES	
	2237 Scenic Drive Modesto, CA 95395	
	CONTACT: Allan Stevenson PHONE: (209) 840-4598	
STRUCTURAL ENGINEER SKW & ASSOCIATES	MECHANICAL ENGINEER	
2237 Scenic Drive Modesta, CA 95355	637 5th Street San Rafael, CA 94901	
CONTACT: Allan Stevenson PHONE: (209) 840-4588	CONTACT: Eldrick Alexander PHONE: (415) 451-2500	
PLUMBING ENGINEER VM ARCHITECTURE	ELECTRICAL ENGINEER VMI ARCHITECTURE	
537 5th Street San Ralesi, CA 94901	637 5th Street San Rafael, CA 94901	
CONTACT: Eldrick Alexander PHONE: (4/5) 451-2500	CONTACT: Eldrick Alexander PHONE:(415) 451-2500	
F	PROJECT DIRECTORY	C
ELECTRIC & GAS	TRASH	
PG&E 308 Stockton Avenue See Jose CA BESS	ENVIRONMENTAL SERVICES INTEGRATED WASTE MANAGEMEN 200 East Santa Clara Streel San Jose, CA 95113	
San Jose, CA 95126 CONTACT: Sharon Kennedy PHONE: (406) 299-1853	SBN JOSE, CA 95113 CONTACT: Bill Roth PHONE: (408) 975-2585	
WATER	SEWER/ STORM DRAIN	-
SAN JOSE WATER COMPANY 1721 South Bascom Avenue	CITY OF SAN JOSE PUBLIC WORKS 200 E. Santa Clara Street	
San Jose, CA 95128 CONTACT: Wanda Folk PHONE: (408) 279-7879	San Jose, CA 95113 CONTACT; Jose Unibe PHONE: (408) 535-7545	
TELEPHONE	בייניים לממל לממבי מניים	-
AT&T 3475-B North 1st Street, Room 200		
San Jose, CA 95134 CONTACT: Randall Kusrsten		
PHONE: (408) 483-7073		-
HEALTH	PLANNING	-
SANTA CLARA COUNTY DEPT. OF ENVIRONMENTAL HEALTH 1555 Berger Drive, Building #2, 3rd Floor	CITY OF SAN JOSE PLANNING, BUILDING & CODE ENFORCEMEN 200 E. Santa Clara Street	T.
San Jose, CA 95112 CONTACT: Ernle Wong PHONE: (408) 918-3400	San Jase, CA 95113 CONTACT: Leslie Xavier PHONE: (408) 535-7852	
BUILDING	FIRE	-
CITY OF SAN JOSE PLANNING, BUILDING & CODE ENFORCEMENT 200 E. Santa Clara Street	CITY OF SAN JOSE FIRE 200 E. Santa Clara Street	
San Jose, CA 95113 CONTACT: Peter Fenerin	San Jose, CA 95113 CONTACT: Ed Munyak	
PHONE: (408) 535-3555	PHONE: (408) 535-7759	-
	UTILITY CONTACTS	





NEW RESTAURANT/ RETAIL

SHEET INDEX

CONSTRUCT (N) ADA ACCESSIBLE PARKING STALL 1.5% MAX PAVEMENT BLOPE WITHIN HANDICAP ACCESSIBLE PARKING AREA; REFER TO GRADING PLAN.

3 (N) TOW AWAY SIGN (STREET SIDE) PER ADA REQUIREMENTS.

(N) TRASH ENCLOSURE

(E) TRASH ENCLOSURE TO REMAIN

(N) MENU BOARD.

(N) SOFFIT CLEARANCE SIGN.

PAINTED TRAFFIC ARROWS.

(N) MONUMENT SIGN.

(N) SITE LIGHTING.

(1) (E) MONUMENT SIGN. (12) (N) ADA RAMPS

13 SLOPED SIDEWALK 4.5% IN DIRECTION OF TRAVEL

(N) TRANSFORMER

(E) TRANSFORMER TO REMAIN.

(E) DRIVEWAY ENTRANCE MODIFY TO MEET CITY STANDARDS. (E) BUILDING TO BE REVIOUED.

(E) CITY SIDEWALK

(E) TRANSFORMER TO BE REMOVED.

(N) CLEARANCE BAR

7 35" HIGH MASONRY SCREEN WALL (E) TREES TO REMAIN

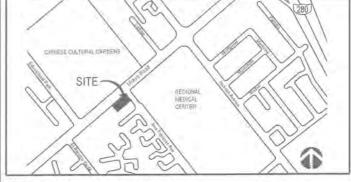
(E) TREES TO BE REMOVED

(N) BIKE PACK

(N) 6" PIPE BOLLARDS.

18 PAINT LETTERS IN 18" HIGH LETTERS WITH TRAFFIC PAINT.

22 (N) TREES,



APPLICANT / DEVELOPER

VSK GROUP LLC VISH AGARWAL 3035 Waverley Street Palo Alto, CA 94306 Palo Alto, CA 94306 PHONE: (650) 274-2490

PROPERTY OWNER

VSK GROUP LLC VISH AGARWAL 3035 Waverley Street Palo Alto, CA 94306 Palo Alto, CA 94306 PHONE: (650) 274-2490

ARCHITECT

VMI ARCHITECTURE INC. CONTACT: PHILLIP MOSS, ARCHITECT 637 5th AVENUE SAN RAFAEL, CA 94901 PHONE, (415) 451-2500 X 14 FAX: (415) 451-2595 EMAIL: pmoss@vmarch.com

UTILITIES

WATER SAN JOSE MUNICIPLE CITY WATER POLLUTION CONTROL SANITARY SEWER CITY OF SAN JOSE STORM DRAINAGE CITY OF SAN JOSE FIRE POLICE CITY OF SAN JOSE PG&E GAS PG&E ELECTRIC

TELEPHONE AT&T SCHOOL DISTRICT EAST SIDE UNION HIGH SCHOOL EVERGREEN ELEMENTARY

PARKING DATA

REQUIRED:

TACO BELL: 1 STALL PER 2.5 SEATS (28/2.5) = 11 STALLS RESTAURANT: 1 STALL PER 2,5 SEATS (86/2.5) = 34 STALLS COMMERCIAL: 1 STALL PER 200 SF (2,823 /200) = 13 STALLS

PROVIDED 60

STANDARD = 33 SPACES CCOMPACT = 20 SPACES DISABLED = 5 SPACES ENERGY EFFICIENT VEHICLE = 2 SPACE TOTAL PARKING PROVIDED:

DRIVE THRU STACKING: BUILDING DATA

EXISTING RESTAURANT; (N) TACO BELL: (N) COMMERCIAL: TOTAL: 3,873 S.F. 1,652 S.F. (E) TACO BELL: 1,862 SF

COVERAGE: BUILDING TYPE:

16.6% LOT DATA

TYPE V-B, WOOD FRAME, STUCCO

8 SPACES

481-05-017 & 481-05-024 & 481-05-037 A.P.N.: CN COMMERCIAL NEIGHBORHOOD ZONED:

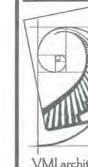
LOT AREA: 48,988 SF (1.13 ACRES) LANDSCAPE: 7,076 (17,2%)

LIST OF DRAWINGS

DD-1.0 SITE PLAN/PROJECT DATA/VICINITY MAP

DD-2.0 FLOOR PLAN

DD-3.0 EXTERIOR ELEVATIONS DD-3.1 EXTERIOR ELEVATIONS



VM architecture

VMI JOB NUMBER 1230

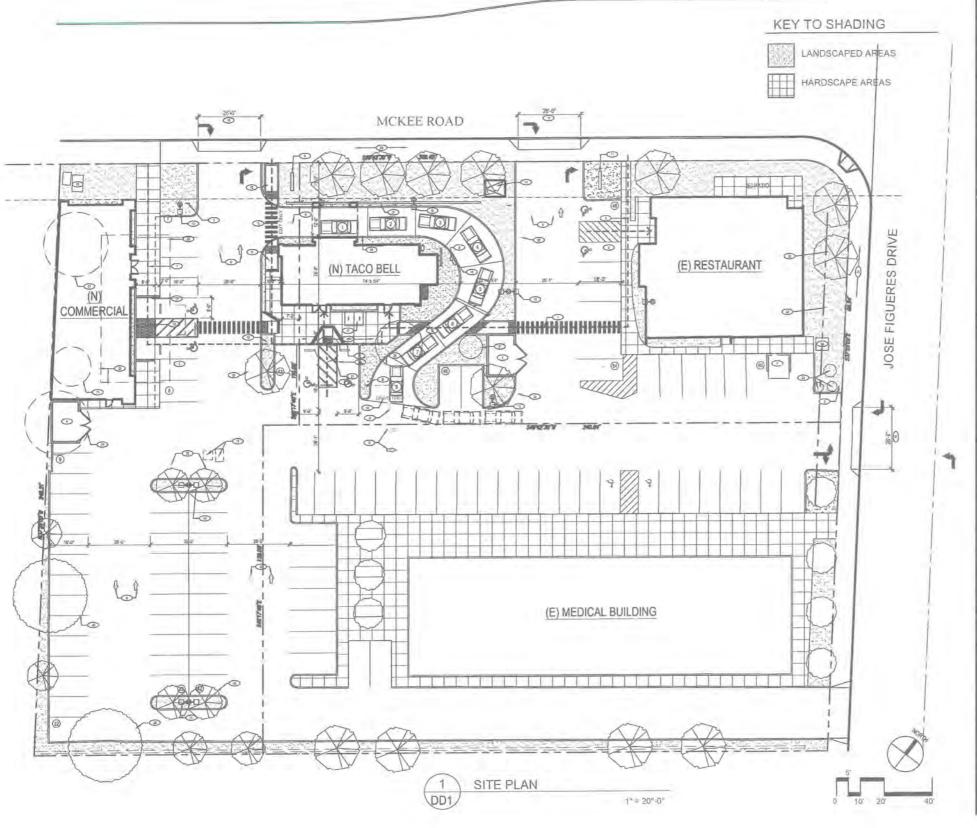
RECORD DATES DD SUBMITTAL BLDG. SUBMITTAL BID SET CONTRACT SET

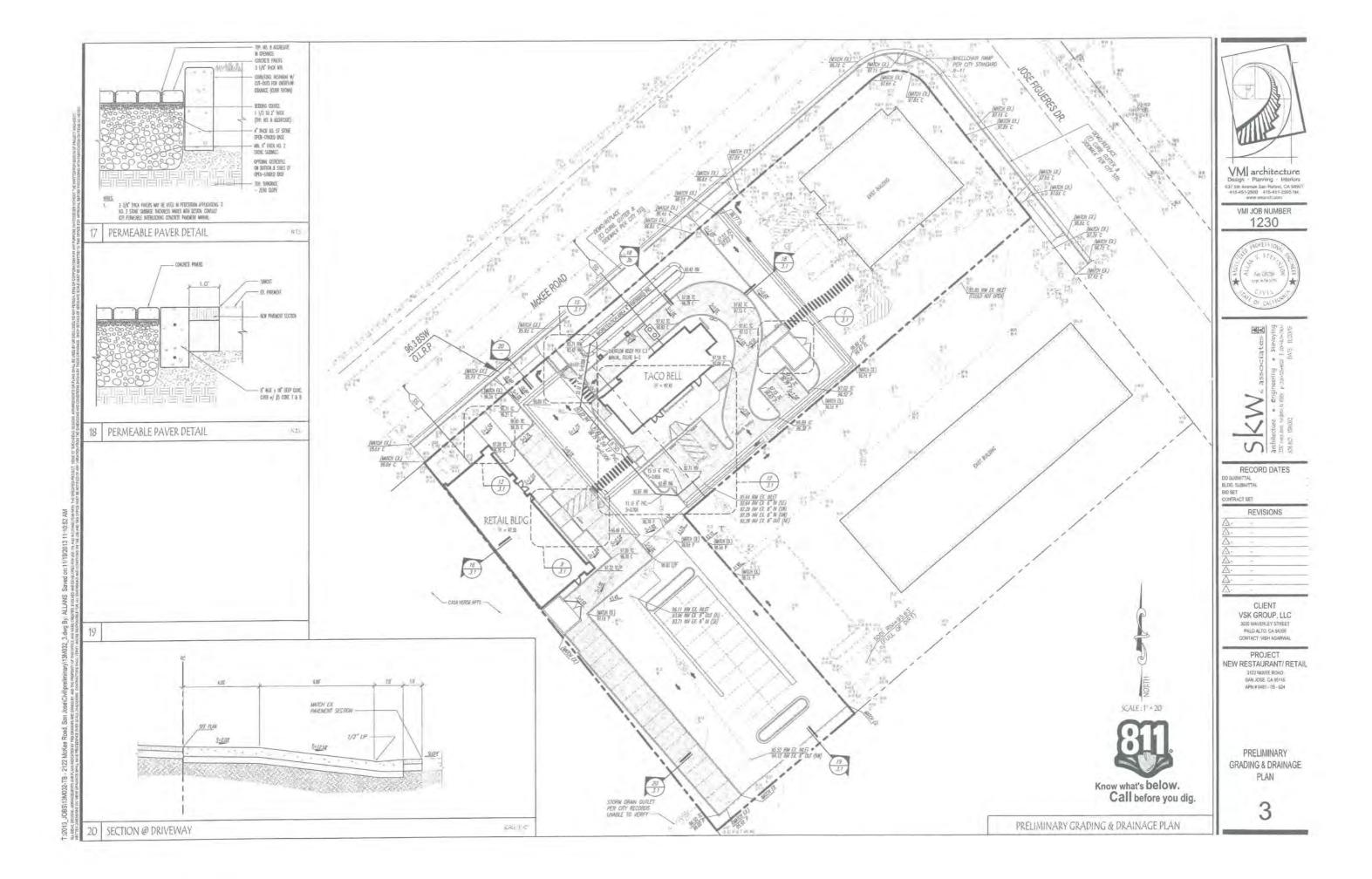
REVISIONS

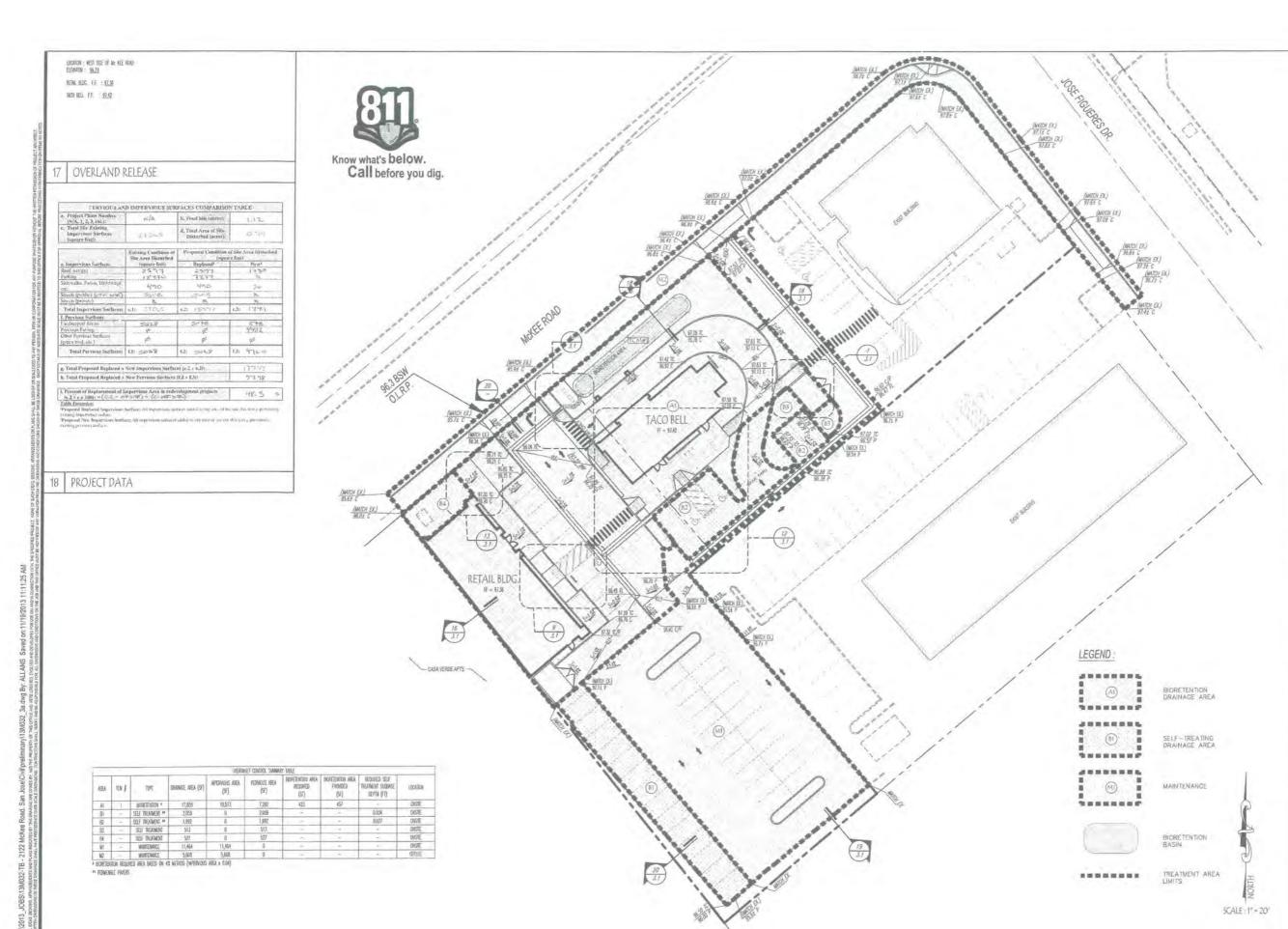
CLIENT VSK GROUP, LLC 3035 WAVERLEY STREET PALO ALTO, CA 94306 CONTACT: VISH AGARWAL

PROJECT NEW RESTAURANT/ RETA 2122 MCKEE ROAD SAN JOSE, CA 95116 APN # 0481 - 05 - 024

SITE PLAN, VICINITY MAP & PROJECT DATA







VMI architecture Design Planning Interiors 537 5th Avenue Sain Rafuel, CA 9490 415-451-2500 415-451-2595 fax

> VMI JOB NUMBER 1230



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RECORD DATES

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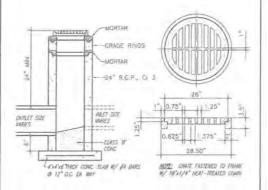
CLIENT
VSK GROUP, LLC
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PALO ALTO, CA 34306
CONTACT: VISH AGARWAL

PROJECT NEW RESTAURANT/ RETAIL 2122 Makkee ROAD SAN JOSE, CA 95115 APN 3/0461 - 05 - 024

> PRELIMINARY STORM WATER CONTROL PLAN

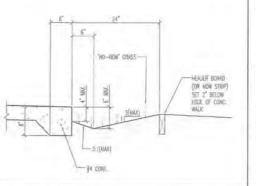
> > 3a

Figure 5-3: Cross Section of a Bioretention Area (Side View) MARK. STAYAGE MAKA OF THE MUTHER WENT BOR CHALL EGINE 48 OF THE MEA OF THE SHE THAT CHANG TO TREATMENT WEATHER, EMILES ac-microst st. (bw) ex (to 20c) IT AN OF COURT I LONGWAY -



- 15 x 2 a 3/16 AVGU 25" BOLIS @ 12"c. ANA FOMPLIANT. - (5) #4 CONT. 1/11/12 - 45 TH'S @ 1270c. Y CR.

DRAINAGE CHANNEL DETAIL



PROPERTY OMNER: VISH ACARWAL 3035 WAVERLEY STREET PALO ALTO, CA (605) 274-2490

IREALMENT MEASURE.
HORETENTION BASIN, LOCATED ALONG MOKEE ROAD

N.T.5.

The design of the bioretention basin shall not be modified without County approval All material shall meet the specifications shown in detail 20. The following maintenance schedule shall be implemented for the life of the storm water t

- Inspect inlets for channels, exposure of soils, or other evidence of erosion.
 Clear any obstructions and remove any accumulation of sediment. Examine rock or other material used as a splash pad and replenish if necessary.
- + Inspect side slopes for evidence of instability or erosion and correct as
- Observe soil at the bottom of the swale or filter for uniform percolation throughout. If portions of the swale or filter do not drain within 72 hours after the end of a storm, the soil should be tilled and replanted. Remove any debris or
- . Examine the vegetation to ensure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas. When mowing, remove no more than 1/3 height of grasses. Confirm that rrigation is adequate and not excessive. Replace dead plants and remove noxious and invasive vegetation.
- . Abate any potential vectors by filling holes in the ground in and around the swale and by insuring that there are no areas where water stands longer than 72-hours following a storm. If mosquino larvue are present and persistent, contact the Mosquito Abatement District for information and advice. Mosquito rvicides should be applied only when absolutely necessary and then only by a
- · All trash shall be removed from the bio-retention basins on a weekly basis.
- . The parking lot shall be swept regularly and kept free of trash and debris-Swept materials shall be collected, hagged and placed in the on-site garbage
- . The Summary of Inspections & Maintenance (able (below) shall be completed with each inspection, for inclusion with the annual report.

SCALE 1"-1" BIORETENTION BASIN MAINTENANCE

- Gene/s) Requirements: Biocefention soil shall achieve a Jong-term, in-place intilitation rate
 of all least 2 to-thes per hour. Biocefention soil shall also support reported plant growth. The
 applicant refers to the entity proposing the soil mixture to approved.
- 4. Submittals The applicant most submit to the municipality for approval:
- (i) A sample of mixed bioretenus a soil.

DRAINAGE SWALE DETAIL

N.T.S.

- (2) Certification from the soil supplier or an occordited laboratory that the Biorctontion Soil meets the requirements of this guideline specification.
- (5) Grain size analysis results of nitted bioretention soil performed in accordance with ASTM D 422, Standard Test Method for Particle Size Analysis of Surb.
- (7) The name of the testing laboratory(s) and the following lathemation:
- (i) contact person(s)
- (IV) e-mail addresses)
- (1) Bioretestian Soil Texture

Bicurelesting Soils shall be analyzed by an accredited lab using \$200, and IQ" inch tieves (ASTM D 422 or as approved by municipality), and must the following

Sieve Size	Percent Pass	ing (by weight)
Steve Size	Min	Max
1/2 Inch	97	100
No. 200	2	5

following tests:

himstention soil. Bioretention soil for the permeability test shall be compacted to 85 to 90 percent of the maximum dry density (ASTM D1557).

(ii) Constant head permeability testing in accordance with ASTM 02434 shall be conducted on a minimum of two samples with a 6-inch mold and vaccoum

MULCE FOR MORETENTION FACILITIES

MIJLEH FOR MORETENTION FACILITIES

Mulcla to recommended for the purpose of retaining mistaire, preventing evotion and minimizing wood growth. Projects subject to the Suar's Mulcl Water Efficiency Landscaping Ordiniance for comparable local ordinance will be required to provide at least two inches of mulch. Agad mulch, also coulded compare much, reduced the ability of weeds to establish, keeps sail mulcl, and repleasibles soil nutrients. Agad mulch can be obtained through soil appliers or directly from evonumeral a recycling sands. It is recommended to griph 1° to 2° of composted mulch, none a year, preferably in June following weeding.

VMI architecture Planning Interiors

> VMLJOR NUMBER 1230



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REVISIONS

CLIENT VSK GROUP LLC 3035 WAVERLEY STREET PALO ALTO, CA 94306

CONTACT: VIGH AGARWA PROJECT NEW RESTAURANT/ RETAIL 2122 McKEE ROAD SAN JOSE CA 95110

> PRELIMINARY STORM WATER CONTROL PLAN **DETAILS & SPECS**

> > 3b

Specification of soils for Biotreatment or Bioretention Facilities

Soils for biotreatment or bioretention areas shall meet two objective

18 | BIORETENTION BASIN DETAIL

- He sufficiently permeable to infiltrate runoff at a minimum tase of 5" per hour during the life of the facility, and

Achieving both objectives with an engineered soil mix requires careful specification of soil gradations and a substantial component of organic material (typically compact). Local soll products suppliers have expressed interest in developing 'brand-name' mixes that neet these specifications. At their sole discretion, mumeipal con a accept test results and certification for a 'brand-name' mix from a soil supplier.

Tests must be conducted within 120 days prior to the delivery date of the bioretention soil to the

Batch specific test results and certification shall be required for projects installing more than 100 cubic yards of bioretention soil.

dioretention soils thall meet the following criteria. "Applicant" refers to the entity proposing the toil mixture for approval by a Permitton.

- 1 General Requirements Bioretention soil shall:
- a. Achieve a long term, in-place infiltration rate of at least 5 inches per hour,
- b. Support vigarous plant growth:
- c. Consist of the following meeture of fine sand and compost, measured on a volume basis: 60%-70% Sand

30%-40% Compost

- 2. Submittal Requirements The applicant shall submit to the Permittee for approval:
- A sample of mixed bioretention soil.
- b. Certification from the sail supplier or an accredited laboratory that the Bioretention Soil meets the requirements of this guideline specification
- Grain size analysis results of the fine sand component performed in accordance with ASTM D 422, Standard Test Method for Particle Size Analysis of Soils.
- d. Quality analysis results for compost performed in accordance with Seal of Testing Assurance (STA) standards, as specified in 4.
- c. Organic content text results of mixed Bioertention Soil. Organic content text shall be performed in accordance with by Testing Methods for the Examination of Compost and Composting (TMECC) 05.07A. "Loss-On-Iguition Organic Matter Method." Grain size analysis results of compast component performed in accordance with ASTM D 422. Standard Test Method for Particle Size Analysis of Soils.
- g. A description of the equipment and methods used to mis the sand and composi to
- b. Provide the name of the testing laboratory(s) and the following information: (1) Centact person(a)
- (2) Address(s)
- (3) Phone contact(s)
- (4) E-mail address(s)
- (5) Qualifications of Inhoratory(s), and personnel including date of current certification by STA. ASTM, or approved equal

- 3. Sand for Bioretention Soil
- Sand shall be free of wood, waste, enating such as clay, stone dust, carbonate, etc., or any
 other deleterious material. All aggregate passing the Nn. 200 sieve size shall be nnn-

SCALE: 1" = 2"

Sand for Bioretention Soils shall be analyzed by an accordited lab using #200, #100, #40, #10, #16, #4, and 3/5 inch sieves (ASTM D 422 or as approved by municipality), and

Sieve Size	Percent Passi	
time to the	Afta	Mar
3 N inch	100	100
No. 4	90	100
No. 8	70	106
No. 16	40.	95
210,30	15	70
No. 40	5	55
No. 106	.0	15
No. 200	0	- 5

Note: all aands complying with ASTM C33 for fine aggregate comply with the above

4. Composted Material

Compost shall be a well decomposed, stable, weed free organic matter accree derived from waste materials including yard debris, wood wrates or other organic materials not including manure or biosolida meeting the standards developed by the US Composting Council (USCC). The product shall be estified through the USCC Seal of Testing Assistance (STA) Program (a compost teating and information disclosure program).

- 2. Compost Osality Analysis Before delivery of the soil, the supplier shall submit a copy of lab snallysis performed by a laboristory that is corolled in the US Composting Council Compost analysis Participancy (CAP) recognize and using approved Tast Methods for the Evaluation of Composting and Compost (TMECC). The lab report shall verify:
- (1) Feedstock Materials shall be specified and include one or more of the following: land-cape/yard trimmings, grass clippings, food scraps, and agricultural corp residues.
- (2) Organic Matter Content: 35% 75% by dry wt.
- (3) Carbon and Nitrogen Raine C:N < 25:1 and C:N >15:1
- (4) Maturity/Stability: shall have a dark brown color and a soil-like odor; Compost exhibiting a sour or paired smell, containing recognizable grain or leaves, or is (120ff) upon delivery or reventing it not occeptable. In addition any one of the following is required to indicate stability:
- (i) Oxygen Test < 1.3 O2 /unit TS /hr (ii) Specific oxy, Test = 1.5 O2 / unit BVS
- (iii) Respiration test = & C / unit VS / day (iv) Dewar resi < 26 Temp. rise (*C) c
- (v) Solvitail > 5 Index yalue

- (5) Toxicity: any one of the following measures is sufficient to indicate non-toxicity.
- (i) NH4-: NO3-N < 1

10 OVERFLOW RISER DETAIL

- (ii) Ammonium < 500 ppm: dry basis
- (iii) Seed Germination > 40 % of control
- (iv) Plant Trials > 50% of control (v) Solvito® > 5 Index value
- (6) Nutrient Content: provide analysis detailing nutrient content including N-P-K, Ca. Na, Mg, S, and B.
- (i) Total Nitrogen content 0.9% or above preferred
- (7) Salinity: Must be reported; < 6.0 mmhos/em (8) pH shall be between 6.5 and 8. May very with plant species.

(ii) Buron: Total shall be <80 ppm; Soluble shall be <2.5 ppm

b. Compost for Biorefeation Soil Texture - Conspost for biorefeation soils shall be mulyzed by an accordined lab using #200, 1/4 inels, 1/2 inels, and 1 inch sieves (ASTM D 422 or as approved by municipality), and mees the following gradation:

Sieve Size	Percent Passi	ng (hy weight
Merc Mile	Min	Max
1 inch	- 99	100
1/2 inch	90	100
1/4 inch	40	90
No. 200	2	10

- 6 Bulls dentity shall be between 500 and 1100 dry lbs/cubic yard
- d. Moleture content shall be between 30% 55% of dry solids.
- Inerts compost shall be relatively free of inert ingredients, including glass, plastic and paper, <1% by weight or volume.
- Weed acceleratorers destruction provide proof of process to further reduce pathogeni (PFRP). For example, turned windrows must reach min. 55C for 15 days with at least 5. turnings during that period g. <u>Select Pathogens</u> – Salmonella <3 MPN/4 grams of TS, or Coliform Bacteria <16000 MPN/gram.
- h. Trace Contaminant's Metals (Losd, Mercury, Ptc.) Product must meet US EPA, 40 EFR.
- 300 regulations.

 1. Compost Fashing The compost supplier will test all compost products within 120 calendar days prior in application. Samples will be laken using the STA sample collection protocol. (The sample collection protocol can be obtained from the LES, Composing Council, 4250 Veterans Memorial Mighway, Sane 275, Hollmook, NY 11741 Phone 61-1737–1931, wow composting-award org.) The sample shall be sent to an independent STA Program approved Jab. The compost supplier will pay for the text.

VERIFICATION OF ALTERNATIVE BIORETENTION SOIL MIXES

Bioscientian units not morting the above enteria shall be evaluated on a case by case busts. Alternative benefaction soil shall more the following specification. "Soils for bioretention Ocidities shall be sufficiently permeable to militarie round! as a minimum rate of 3 mides per-hour during the life of the faisity, and provide sufficient retention of moleture and nutrients to unmore the lattle vecesaria."

The following steps shall be followed by municipalities to verify that alternative soil mixes

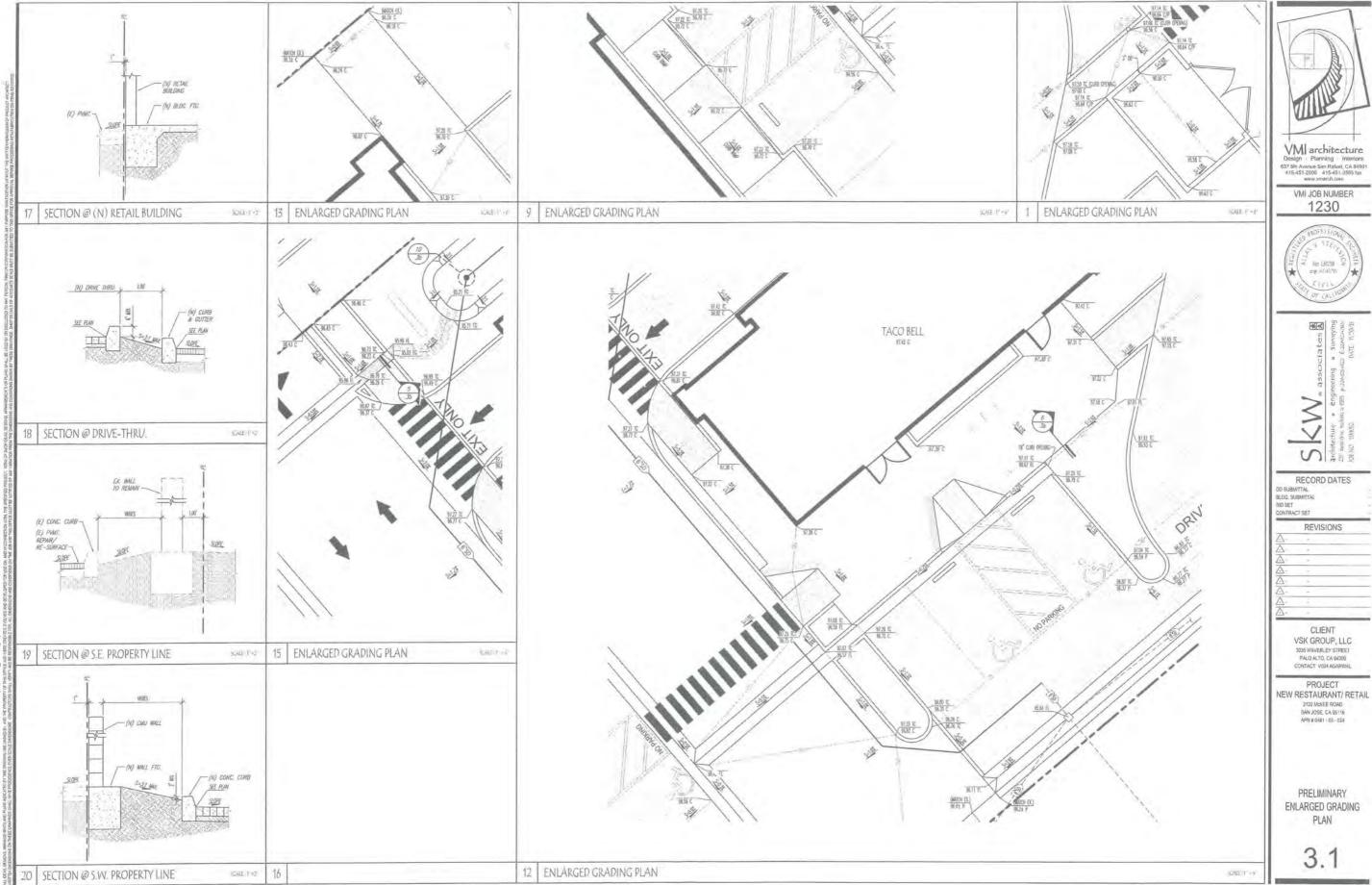
- (3) Certification from an accredited geotechnical testing laboratory that the Bieretention Soil has an infiltration true between 5 and 12 inches per hour as tested according to Section 1.b.(2)(ii).
- (4) Organic content test results of naived Burstentins Soil. Organic content test shall be performed in accordance with by Testing Methods for the Examination of Campinal and Composting (TMECC) 05.07A, "Loss-Cu-Ignilion Organic Matter Method".
- (6) A description of the equipment and methods used to mix the sand and composit to produce Bioretention Soil.

 - (n) address(s)
 - (iii) phone cuntacti si
- (v) qualifications of faboratory(s), and personnel including date of current certification by STA, ASTM, or approved equal

Bluresentium Smile shall be analyzed by an accredited postechnical lab for tim-

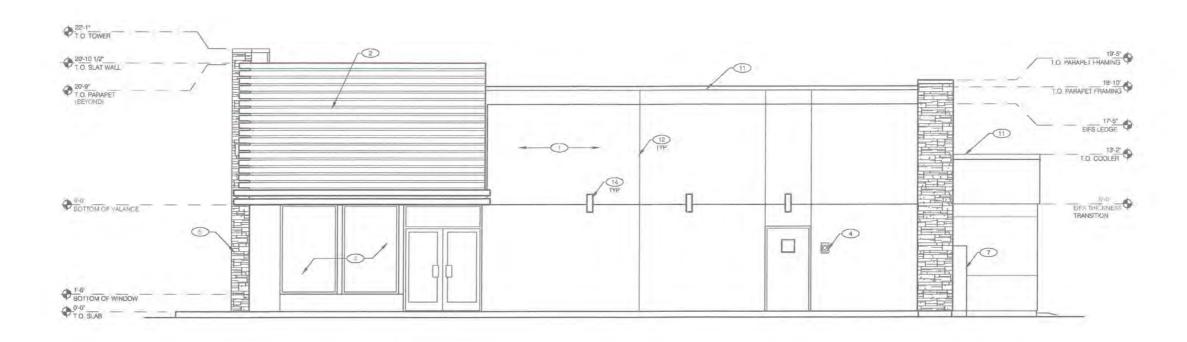
(2) Bioreaction Said Permeability testing

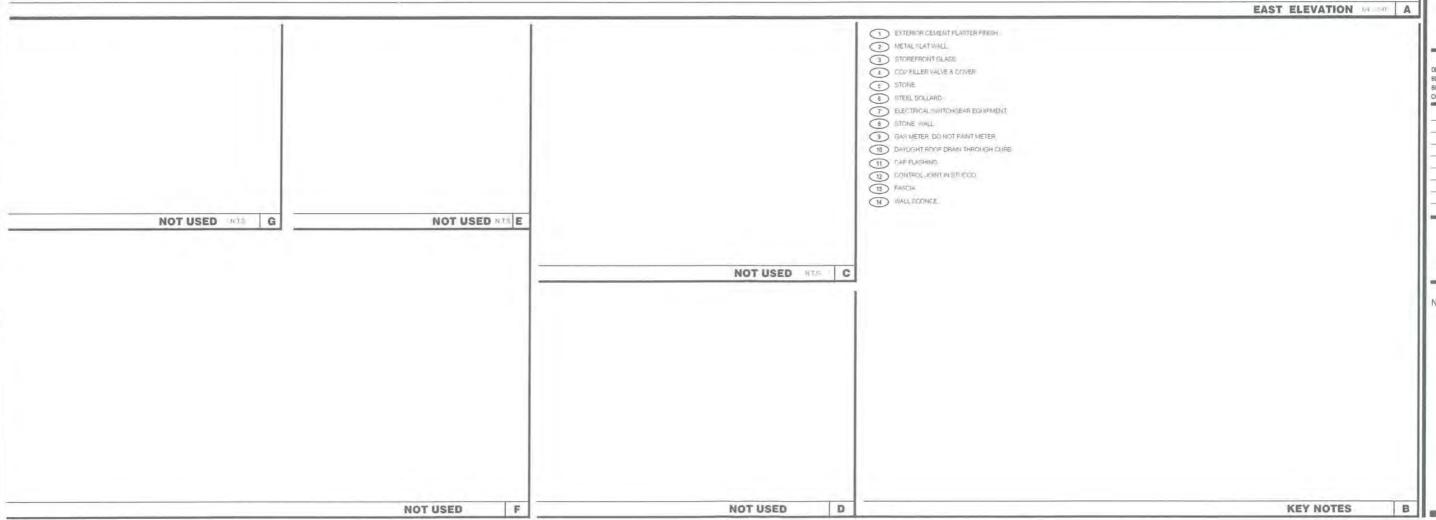
BIORETENTION BASIN - SOIL SPECIFICATION













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PROJECT NEW RESTAURANT/ RETAIL 2122 McKEE ROAD SAN JOSE, CA 85116 APN 8 0481 - 05 - 024

EXTERIOR ELEVATION



SEESHEET A111 FOR I

WEST ELEVATION A

SOUTH ELEVATION ... C

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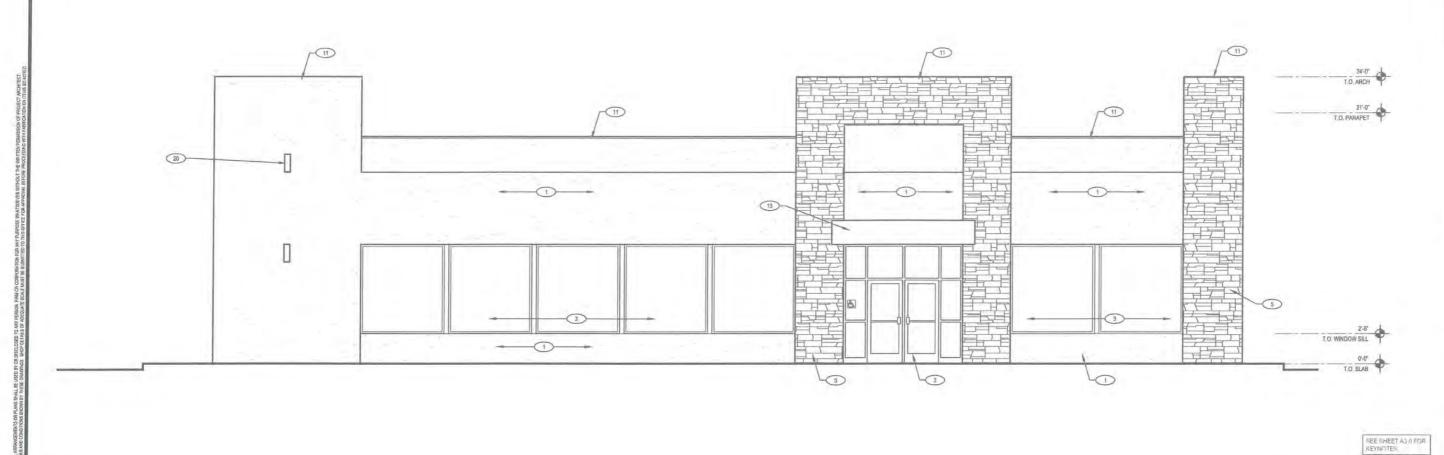
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PROJECT NEW RESTAURANT/ RETAI 2122 MAYEE ROAD SAN JOSE, CA 95115 APN # 0481 - 05 - 024

EXTERIOR ELEVATIONS



EAST ELEVATION OF A

SECTION OF A

10 MARKET

SOUTH ELEVATION IN C

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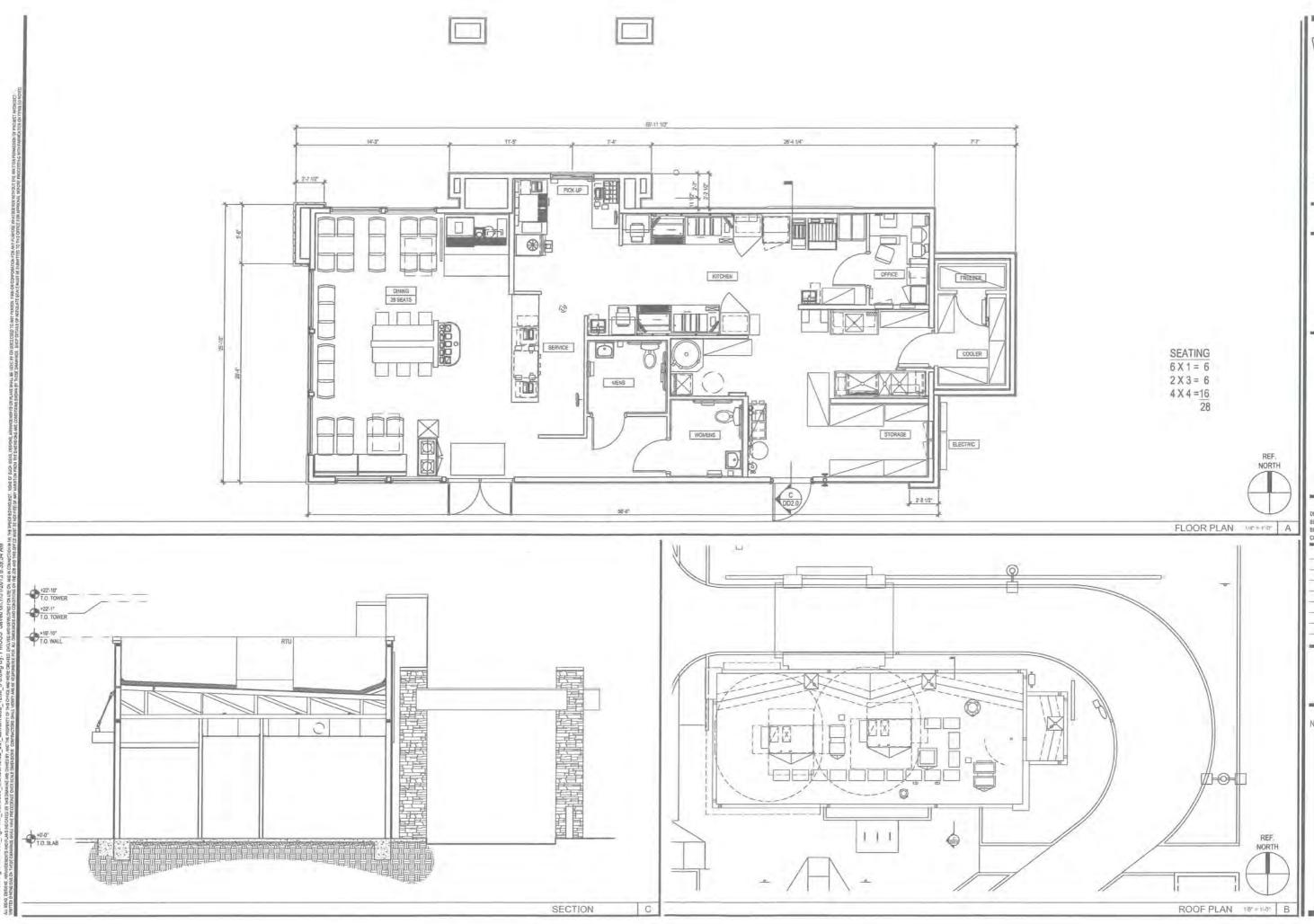
CLIENT
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PROJECT NEW RESTAURANT/ RETAI 2122 Mokes ROAD SAN JOSE, CA 95116 APN # UN81 - 05 - 024

RETAIL EXTERIOR ELEVATIONS

4.2

NORTH ELEVATION 14 1-11 B



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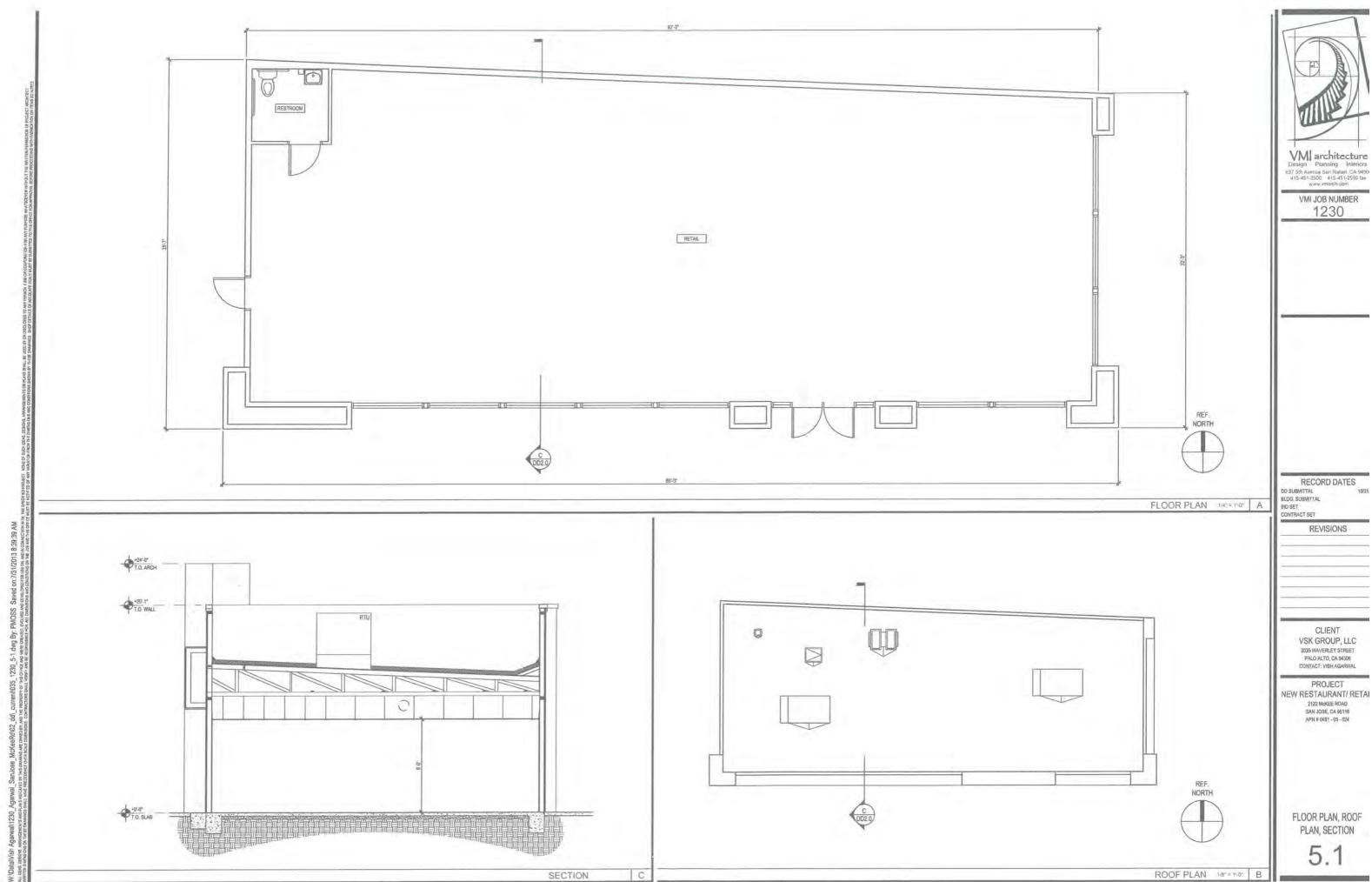
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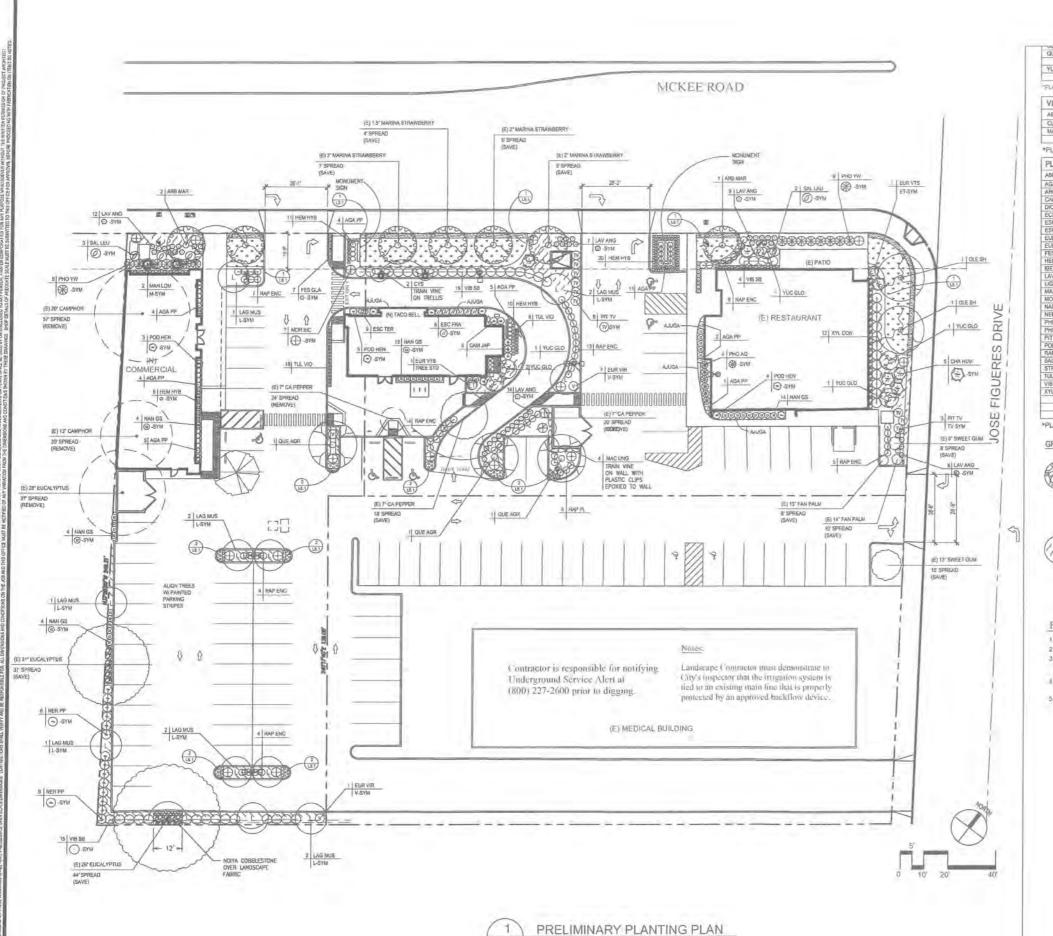
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PROJECT NEW RESTAURANT/ RETAI 2122 Modes ROAD SAN JOSE, CA 95116 APN # 0481 - 05 - 024

> FLOOR PLAN, ROOF PLAN, SECTION



RECORD DATES



6.0

- Segeritoric	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	-	1
MIC CLO	YUCCA GLORIOSA	SPANISH DAGGER	1 3	7A*bes	+

"PLANT QUANTITIES ARE APPROXIMATE SEE FLAN FOR ACTUAL IZUMTS

VINE LEG	END				
ABBR	BOTANICAL NAME	COMMON NAME	gry.	SIZE	HZO USE
CLYCAL	CLYTOSTOMA CALLISTEGIOUES	PURPLE TRUMPET VINE.	2	5gal	MOD
MAC UNG	MACFADYENA UNGUIS-CATI	YELLOW CAT'S CLAW	4	5gal	LOW

*PLANT QUANTITIES ARE APPROXIMATE, SEE PLAN FOR ACTUAL COUNTS

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.*	SIZE	H20 US
AGA PP	AGAPANTHUS 'PETER PAN'	DWARF ULY OF THE NILE	0	1gal	LOW
ARC HM	ARCTOSTAPHYLOS 'HOWARD MOMINN'	HOWARD McMINN MANZANITA	0	5gn/	LOW
CAM JAP	GAMILUA JAPONICA	CAMILLIA	0	5gal	MOD
DIC ANT	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	0	15gal	MOD
ECH FAS	ECHIUM FASTICCUM	PRIDE OF MADEREA	0	5gal	LOW
ESC FRA	ESCALLONIA 'FRADESII'	FRADESII ESCALLONIA	0	5gal	MOD
ESC TER	ESCALLONIA TERRI	TERRI ESCALLONIA	0	5gal	MOD
EUR VTS	EURYOPS VIRIDIS TREE STD.	GREEN LEAF EURYOPS (TREE STD.)	0	5gal	LOW
EUR VIR	EURYOPS VIRIOIS	GREEN LEAF EURYOPS	0	5gat	LOW
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	.0	Squ1	LOW
HEM HYB	HEMEROCALLIS HYBRID	EVERGREEN DAY LILY	0	1gal	LOW
IBE SEM	BERIS SEMPERVIRONS 'SNOWFLAKE'	CANDY TUFT	0	1gal	MOD
LAV ANG	LAVANDULA ANGUSTSTIFOLIA	LAVENDER	0	fgal	LOW
LIG TEX	LIGUSTRUM TEXANUM	TEXAS PRIVET	0	5gal	MOD
MAH LOM	MAHONIA LOMARIFOLIA	CHINESE HOLLY GRAPE	- 0	Sgat	MOE
MOR BIC	MORAEA BICOLOR	YELLOW FORTNIGHT LILY	0	Sgal	LOW
NAN GS	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	0	Sgal	LOW
NER PP	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	0	āgai	LQW
PHD AQ	PHORMIUM HYBRID 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	- 0	Sgal	LOW
PHO YW	PHORMIUM HYBRID 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	0	5gal	LOW
PITTV	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	0	5gal	LOW
POD HEN	PODOCARPUS 'HENKELII'	LONG-LEAFED YELLOW-WOOD	. D	5gal	MOD
RAP ENC	RAPHIOLEPIS 'ENCHANTRESS'	ENCHANTRESS HAWTHORN	0	5gal	LOW
SALLEU	SALVIA LEUCANTHA	MEXICAN SAGE	0	1gal	LOW
STR GIG	STRELITZIA GIGANTIUM	GIANT BIRD OF PARADISE	0	15gal	MOD
TUL VIO	TULBAGHIA VIOLACEA "SILVER LACE"	SOCIETY GARLIC	0	1gal	MOD
VIB SB	VIBURNUM TINUS 'SPRING BOUQUET'	ISPRING BOUQUET VIBURNUM	-0	5gal	MOD
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	-0	5gal	LOW

*PLANT QUANTITIES ARE APPROXIMATE, SEE PLAN FOR ACTUAL COUNTS

GROUND COVER KEY

GAZANIA - MITSUWA YELLOW
ROOTED CUITINGS FROM FLATS 89
12° CTRS.
ALL CLEAR SPACES IN LANGSCAPE AREAS HZELISE-LDW

APTENIA CORDIFOLIA - RED APPLE

AJUGA REPTANS - JUNGLE BRONZE'
ROOTED CUTTINGS FROM PLATS (I) P CTRS.
100 USE MOD



PACIFIC SOD - MEDALLION PLUS 36% CORONADO TALL FESCUE 36% MATADOR TALL FESCUE 18% SILVERSTAR TALL FESCUE 10.0% SERENE KENTUCKY BLUEGRASS HOUSE HIGH

ARCTOSTAPHYLOS 'EMERALD CARPET'

1 GALLON CANS III 30' CTRS
HZI USE LOW

PALM TREE PLANTING SPECIFICATIONS

- 1, PLANTING HOLES SHOULD BE JOT LARGER THAN THE ROOT BALL SIZE
- RECOMMENDED BACKFILL IS 100% WASHED RIVER SAND.
 FIRM TAMPING OF SAND AFTER WATERING BACKFILL IS REDOMMENDED. PALM ROOT BALL TOP SHOULD BE ABOVE THE ESTABLISHED GRADE OF SURROUNDING SOIL.
- LEAVE PALM FRONDS TED IF SHIPPED FROM THE FIELD, FOR 45-60 DAYS DO NOT TRIM THE FRONDS FOR 30 DAYS AFTER UNTYING THEM.

 S. FEED WITH A LIGHT APPLICATION OF SLOW RELEASE FERTILIZER APPLIED IN A BAND AROUND ROOT BALL. AS NEW GROWTH APPEARS, FERTILIZE WITH A REGULAR FEEDING PROGRAM (3 TIMES A YEAR.)



VM architecture

VMI JOB NUMBER 1230





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REVISIONS

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PROJECT NEW RESTAURANT/ RETA 2122 McKEE ROAD SAN JOSE, CA 95118 APN # 0481 - 05 - 024

> PRELIMINARY PLANTING PLAN

GENERAL NOTES - 90 DAY MAINTENANCE

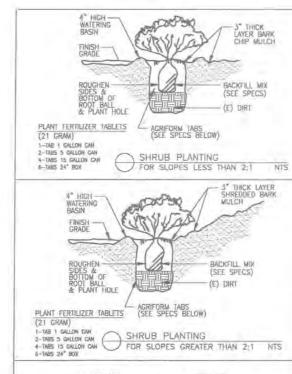
- 1) TOPSOIL TO BE SCARIFIED TO A DEPTH OF B" (INCHES.)
- 2) INCORPORATE SOIL AMENDMENTS (COMPOST) THOROUGHLY INTO TOPSOIL (MIN. 8" DEEP.) RECYCLED COMPOST 3"-5" DEEP : 9 CU, YDS, MIN. PER 1,000 SQ. FT.
- J) RAKE, BREAK-UP CLODS AND FINE GRADE TO PROVIDE UNIFORM SMOOTHNESS AND POSITIVE SURFACE ORANAGE. FINISHED GRADE 1" BELOW TOP-OF-CURB, PAVE, ETC.
- 4) TREE AND SHRUB PITS: 12" WIDER AND 6" DEEPER THAN ROOT BALL BACKFILL: 70% NATIVE SOIL MIXED WITH 30% SOIL AMENDMENT MIX, SOIL AMENDMENT MIX PER SPECIFICATION. SEE NOTE #2 ABOVE.
- 5) DOUBLE STAKE TREES: $2-3^{\circ}\times 10^{\circ}$ LONG TREATED LODGEPOLE PINE TREE STAKES (2-PER-TREE), SECURE WITH RUBBER TREE TIES (4 PER TREE.) SECURE TO STAKE WITH GALVANIZED SCREWS TO PREVENT SLIPPAGE, USE STRAIGHT GROWTH TREE TIES 20 $^{\circ}$ LENGTH OR APPROVED EQUAL (SEE DETAIL SH.L-2.1)
- 6) FORM WATER BASINS AROUND TREES AND SHRUBS (SEE DETAIL SH.L-2.1.)
- 7) PLACE A 3" LAYER OF SHREDDED (WALK-ON) BARK MULCH ON ALL NON-SODDED PLANTING AREAS, "GORILLA HAIR", PAINTED, OR DYED BARK IS NOT ACCEPTABLE. THE SOIL IN ALL PLANTING AREAS. SHALL BE AMENDED WITH A 2" LAYER OF APPROVED COMPOST.
- B) MAINTENANCE 90 DAYS AFTER FINAL ACCEPTANCE BY OWNER/REPRESENTATIVE
- 9) PLANT AND PLANTING GUARANTEE:

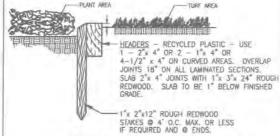
GROUNDCOVER: ONE (1) YEAR. SHRUBS: ONE (1) YEAR. TREES: ONE (1) YEAR.

- ALL PLANTED AREAS SHALL BE KEPT WEED-FREE DURING 90 DAY MAINTENANCE PERIOD.
- ALL ANNUAL COLOR FLOWER BEDS SHALL HAVE THE TOP 8" (INCHES) OF SOIL REMOVED AND REPLACED WITH 50% SANDY LOAM MIX & 50% NATIVE SOIL,
- 12) ALL ANNUAL COLOR AREAS SHALL BE REPLACED EVERY 90-100 DAYS.
- 13) HDR DENOTES HEADER BOARD (SEE DETAIL SH.L-7.1.)
- 14) VISQUEEN, SHEET PLASTIC AND OTHER NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS AUTHORIZED BY LANDSCAPE DESIGNER.
- 16) ALIGN TREES WITH PAINTED PARKING STRIPES WHERE APPLICABLE
- 17) LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE DESIGNER ONE (1) WEEK PRIOR TO COMPLETION IN ORDER TO SCHEDULE LANDSCAPE AND IRRIGATION INSPECTION.
- 18) APPLY PRE-EMERGENT WEED KILLER PRIOR TO INSTALLATION OF PRO-CHIP RECYCLED MULCH IN ALL SHRUB AREAS. INSTALL IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS.
- 19) ALL LAWN AREAS SHALL HAVE ROCKS 2" OR GREATER IN DIAMETER REMOVED.
- ALL LAWN AREAS SHALL BE MOWED ONCE A WEEK DURING 90 DAY MAINTENANCE PERIOD.
- ALL TREES PLANTED IN LAWN AREAS SHALL HAVE AN 18" DIAMETER AREA FREE OF LAWN AROUND TREE TRUNK.
- 22) ALL PODOCARPUS SHRUBS SHALL BE SINGLE STAKED WITH 1 2 $^{\prime\prime}$ LODGEPOLE PINE STAKE & 2 RUBBER TREE TIES (SEE TREE STAKING DETAIL.)
- 23) (E) DENOTES EXISTING.
- 24) (N) DENOTES NEW.
- 25) (TYP) DENOTES TYPICAL.
- 26) (D.S.) DENOTES DIRECTION SIGN.

GENERAL LANDSCAPE MAINTENANCE

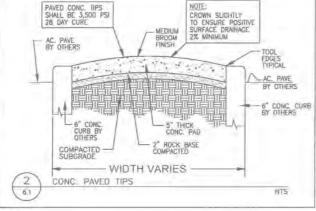
- ALL LANDSCAPE AREAS SHALL BE KEPT WEED FREE BY EITHER HAND PULLING OR A COMBINATION OF POST EMERGENT & PRE EMERGENT HERBICIDES, POST EMERGENT POUND UP, PRE-EMERGENT CHIPCO RONSTAR/SURFLAN, OR APPROVED EQUAL.
- 2) ALL LAWN AREAS SHALL BE MOWED ONCE A WEEK DURING GROWING SEASON.
- 3) FERTILIZING SHALL BE DONE AS FOLLOWS:
- 4) AERATING AND DETHATCHING AS NECESSARY TO PROVIDE OPTIMUM GROWING ENVIRONMENT. MOW ALL LAWNS AT A MINIMUM 2" HEIGHT.
- DAYS AS NECESSARY. 4" POTS @ 6" ON-CENTER.
- 6) PRUNE ALL DECIDUOUS TREES AND SHRUBS DURING DORMANT SEASON. PRUNE AND THIN ALL EVERGREEN TREES AND SHRUBS DURING GROWING SEASON.
- B) KEEP GROUNDCOVER 6" AWAY FROM ALL SHRUBS AND TREE TRUNKS BY HAND PULLING OR APPLICATION OF ROUND-UP.
- 9) ALL HERBICIDES SHALL BE MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND GUIDELINES.
- ALL HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
- 11) FERTILIZE IN FALL AND SPRING WITH A BALANCED FERTILIZER, SUCH AS 16-16- IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- 12) ALL TREES IN LAWN AREA SHALL HAVE AN 18" DIA. AREA FREE OF LAWN. AROUND TREE TRUNKS. SPRAY POST EMERGENT HERBICIDE OR HAND PULL





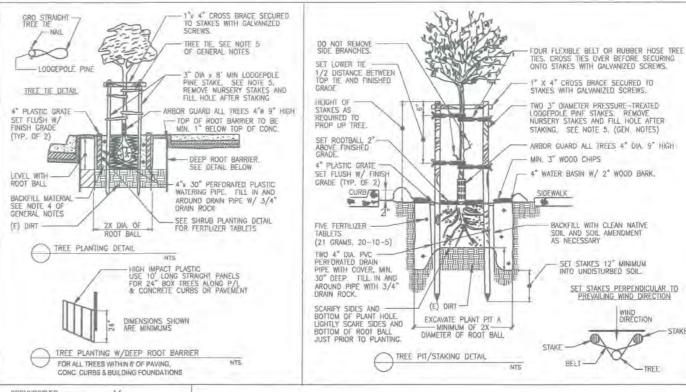
NOTE: CURVIUNEAR HEADER BOARDS ARE TO HAVE A SMOOTH FLOWING CONFIGURATION WITHOUT ABRUPT TRANSITIONS BETWEEN CURVES.





NOTES:

- 1. "ROOT CONTROL BARRIER, TYPICAL" WHERE TREE PLANTING IS WITHIN 8' OF PAVEMENT, CURB, OR BUILDING FOUNDATION.
- INCORPORATE SOIL AMENDMENTS (COMPOST) THOROUGHLY INTO TOPSOIL (MIN. 8" DEEP.) RECYCLED COMPOST 3"-5" DEEP: 9 CU. YDS. MIN. PER 1,000 SQ. FT.
- 3. INSTALL 3" INCHES SHREDDED (WALK-ON) BARK MULCH IN ALL PLANTING AREAS NOT SHOWN TO RECEIVE TURF. USE OF PAINTED OR DYED WOOD WASTE AND "GORILLA HAIR", (OR "'ANGEL HAIR" IS
- 4. LANDSCAPING AND IRRIGATION PLANS SHALL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



GROUNDCOVER PLANTS TYPICAL SEE GROUND COVER KEY FOR DISTANCE EDGE OF PAVING CONC. CURBS. BUILDINGS. FENCES EQ 1/2 GROUNDCOVER SPACING

NOTES:

- I A COMPLETE AUTOMATIC SPRINKLER SYSTEM WITH AN AUTOMATIC ON/OFF MECHANISM SHALL BE INSTALLED AND MAINTAINED WITHIN ALL LANDSCAPE AREAS.
- 2 THIS SYSTEM SHALL UTILIZE A REDUCE PRESSURE
- 3. LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY. WEED-FREE CONDITION AT ALL TIMES. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE LANDSCAPING ON A MONTHLY BASIS AND ANY DEAD OR DYING PLANTS (PLANTS THAT EXHIBIT OVER 30% DIE-BACK) SHALL BE REPLACED WITHIN TEN DAYS OF THE INSPECTION. TREES SHALL NOT BE SEVERELY PRUNED, TOPPED, OR POLLARDED. ANY TREES THAT ARE PRUNED IN THIS MANNER SHALL BE REPLACED WITH A TREE SPECIES SELECTED BY AND SIZE DETERMINED BY THE CITY LANDSCAPE ARCHITECT, WITHIN THE TIMEFRAME ESTABLISHED BY THE CITY AND PURSUANT TO MUNICIPAL CODE.
- 4. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPING AND IRRIGATION, PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY (OR TRACT ACCEPTANCE), THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO CITY OF SAN JOSE CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT, SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.

TREE PROTECTION NOTES

- I. TRIES BRANCHES THAT WILL INTERPERE WITH CONSTRUCTION EQUIPMENT SHALL HE PROPERLY PRIMED PRIOR TO BEGINNING CONSTRUCTION. PRUNNING BRAIL HE REPT TO A BUNDHIM AND CONFLY WITH ADDEPTED HORITCULTURE PRACTICES.
- 2. FENCING: A PACHECTIVE PERCE SHALL HE PLACED AT THE DEPLINE OF THE EXISTING TREES BEFORE ANY CONSTRUCTION ACTIVITIES COMMANCE. EXISTING TREES BEFORE ANY CONSTRUCTED BY A 5' BIGH CONSTRUCTION GRANDOS TREE PROTECTION PERCE (CRAPPROVED BEYAL ACCEPTABLE BY CITY) CONSTRUCTED AT THE DEPLINE OF TREES ANY DISK WHICH SETTLES OF THE TREES AS A RESULT OF GRADENO IN THE AREA SHALL BE WASTED OFF ON A DAILY HASTS, THE PERCE SHALL BE WASTED DOF CONSTRUCTED.

- LIMIT ON ACTIVITIES: THE FOLLOWING ACTIVITIES SHALL NUT OCCUR.
 WITHIN THE FENCED ASEAS:
 A. CHANGES IN ORADIG.
 B. CHANGES IN DIBAINAGE.
 COSIL. COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DIBLELING OFTHE TRIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TREE.
 D. PAVING.
 B. TREBCHING.
- B TABRICHION,

 F PARKING OF VEHICLES OR HEAVY EQUIPMENT, STORAGE OF TOOLS
 OR OTHER GEAR AND EQUIPMENT, STOCEPTLING OF CONSTRUCTION
 MATERIALS, INCLINDES SOIL.

 G. DIMPING OF ANY LIQUID OR SOLD MATERIAL, SUCH AS CEMENT,
 OIL, FRANT, OR WATER
 S. PIERQUENT SUMMER BRIDATION.
- A NO STOMAGE OF MATERIALS OF BOUIPMENT SHALL OCCUR WITHIN 25 FEBT OF THE DRIFLING OF THE TRUBS.
- ALL ROOTS IF OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND TREATED WITH A TREE SEALANT.
- CONTRACTOR SHALL BE RESPONDED FOR PROVIDING COMPARABLE REPLACEMENT TREES FOR ANY EXISTING TREES YEAR ARE FOUND BY THE CITY TO BE DREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.
- 7. IDENTIFICATION: THE DEVELOPER OR CONTRACTOR CAMPING OUT THE WORK ("THE DEVELOPER") SHALL CONTACT THE CITY MANDSCAPE ARCHITECTY PARK SUPERVISERS BEFORE REFORMING ANY CONSTRUCTION WORK ON THE SITE THE REVELOPER AND THE CITY LANDSCAPE ASCENITECT SHALL DENTRY. IN THE PIELO, TROSS TRESS THAT MAY BE REMOVED AND THOSE TREES THAT ARE TO BE PRESIDENTED, IN ACCURDANCE WITH THE TREE THE THAT ARE TO BE PRESIDENTED.
- A MONITORING TREATTY LANDECAPE ARCHITECT AND OR THE CITY PLANDECAPE ARCHITECT AND OR THE CITY PLANDECAPE ARCHITECT AND OR THE STATE PLANDES REAL MONITOR CODOR LANCE WITH THESE REQUIREMENTS. THE MONITORING MAY ENCLUDE PRINCIPS. WHITE IS ANY YOLATHON OF THESE REQUIREMENTS SHALL BE ROADEDLY SHALL BE ROADEDLY BY THE BOUGHT TO THE ATTENTION OF AN ON SITE SURREYSEOR AND THE DIFFLORER, AND SHALL BE CORRECTED BY THESE TO BE PRISHBY HE IS DAMAGED, THE CITY LANDECAPE ARCHITECT SHALL BE INFORMED IN DAMAGED. THE CITY LANDECAPE ARCHITECT SHALL BE INFORMED WHAT STEPS ARE RECITY SHALL BE INFORMED WHAT STEPS ARE RECITY CANDECAPE ARCHITECT SHALL BE INFORMED WHAT STEPS ARE RECITY LANDECAPE ARCHITECT SHALL DETERMINED WHAT STEPS ARE RECITY LANDECAPE ARCHITECT SHALL DETERMINED IN THE SET SHALL DETERMINED AND THE SHALL DETERMINED AND THE CITY LANDECAPE ARCHITECT SHALL DETERMINED IN THE CITY LANDECAPE ARCHITECT SHALL DETERMINED AND THE CITY AND THE CONTROL OF THE CITY AND THE CITY LANDECAPE ARCHITECT SHALL DETERMINED AND THE CITY AND THE CONTROL OF THE CITY AND THE
- IN FORMALION: THE CONTRACTOR IS RESPONSELE FOR ENSURING TRAT ALL VENDORS AND SUB-CONTRACTORS AND THEIR EMPLOYEES ARE AWARE OF AND IN COMPLIANCE WITH THESE REGULATIONS.
- FENCING MAY BE REMOVED FOR THE PRUNING AND FINISH DETAILS OF THE PROJECT.
- ALL TREES TO REMAIN SEALL BE TRUGATED, ABRATED AND MAINTAINED AS NECESSARY TO ENSURE SURVIVAL.

DATE: 4-26-13

-STAKE

PLANTING DETAILS

NOT TO SCALE



VMI architecture VMI JOB NUMBER

1230

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CLIENT VSK GROUP, LLC 3035 WAVERLEY STREET PALO ALTO, CA 94308 CONTACT: VISH AGARWAL

PROJECT NEW RESTAURANT/ RETAI 2122 McKEE ROAD SANJOSE CA 95116 APN # 0481 - 05 - 024

> **PLANTING** DETAILS

